

SECTION 16.3 BUILDING TYPES AND SITE DIMENSIONAL STANDARDS

- 16.30 Building and Site Types – specific building and site types are allowed within the Form-Based Districts (FBD) as identified on Table 16.3.0. Table 16.3.0 below indicates the building and site types permitted with a short description of the intent and criteria for each. These building and site types must also comply with the design standards in Figure 16.3.1 below. Character examples are provided for each building and site type for illustrative purposes only. Except as noted, parking spaces are provided on-street, to the rear of the lot, or as otherwise provided in Section 16.7 – Off Street Parking and Access Standards.

Table 16.3.0 – Building and Site Types for Form-Based Districts					
<i>Building Type</i>	<i>Intent and Criteria</i>	<i>NAVC</i>	<i>AC</i>	<i>R-VF</i>	<i>ED-F</i>
Civic Building	This building and site type is intended to accommodate buildings and open spaces containing public or civic uses such as community center, education, places of worship, or library. The type defines the street edge and any adjacent public spaces by orienting main entries, primary facades, street yard and architectural features to define the primary public way. Landscaped walkways connect the building entry to public sidewalks. Walkways also connect landscaped parking areas located at the rear of the building to the building entry.	X	X		NOT APPLICABLE
Commercial Building	This building and site type is intended to accommodate larger footprint commercial uses that may include stores, restaurants or offices. The type uses the building and landscaping to screen large areas of parking associated with commercial uses located to the rear or side of the building. The building addresses the street through the orientation of primary façade, display windows, and outdoor activity zones. Walkways connect the building entry to public sidewalks and parking areas.	X	X		
Mixed-Use Building	This building and site type is intended to accommodate a variety of uses, including residential, on upper stories above various commercial uses on the ground floor level. The commercial ground floor addresses the street through the orientation of primary façade, display windows, and outdoor activity zones. The building clearly establishes the location of entries for each use. Primary building façade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.	X	X		
Multi-Family Residential Building	This building and site type is intended to accommodate multiple dwelling units configured within a single building above or beside one another. This may include town houses as well as apartment and mixed use building types with common access areas. The building mass is articulated to reduce the overall scale and the primary building façade oriented to the street. Walkways connect the building entry to public sidewalks and parking areas. Landscaping is used to define the street edge, buffer parking areas and add interest to open spaces. On any given property,	X	X		

	residential buildings shall create a balanced mix of 1-bedroom, 2-bedroom, and 3-bedroom unit types, and may include studio units.				
Village Residential Building	This building and site type is intended to accommodate several masses which resemble a series of connected or detached farm house buildings (big house, little house, back house, barn) that contain multiple dwellings above and beside one another. This may include town houses as well as apartment building types with common access areas. The building mass is articulated to reduce the overall scale and the primary building façade is oriented to the street. Walkways connect the building entry to public sidewalks and parking areas. Landscaping is used to define the street edge, buffer parking areas and add interest to open spaces. On any given property, residential buildings shall create a balanced mix of 1-bedroom, 2-bedroom, and 3-bedroom unit types, and may include studio units.	X		X	
Live-Work Building	This building and site type is intended to accommodate a residence that includes work space. Primary building façade is oriented to the street with walkways connecting the building entry to public sidewalks and parking areas. Landscaping is used to define street edge and buffer parking areas.	X	X		

- 16.31 Sideyard Building Placement – Certain types of buildings may occupy one side of the lot with the setback on the other side. This placement alternative permits vehicle and pedestrian access to the rear of the lot through the side yard.
- 16.32 Full Frontage Building Placement – Certain types of buildings may occupy the full frontage, leaving the rear of the lot as the sole yard. This continuous building façade defines the public street. The rear elevations may be articulated for functional purposes such as for customer access from parking lots. The rear yard can accommodate on-site parking and open space.
- 16.33 Streetyard Building Setback – Certain types of buildings may be set back from the Street Yard to create a sense of prominence. In the FBD, Street yards shall be prominent for certain types of institutional and civic buildings. Streetyard setbacks are also permitted for Multi-Family Residential Buildings. Commercial buildings with streetyard setbacks shall utilize the space as an Outdoor Activity Zone.
- 16.34 Building Setbacks – Site configuration and building setback shall comply with the dimensional requirements of Article 6 – Dimensional Regulations – Table 3.
- 16.35 Additional Building and Site Types – Additional building and site types are not permitted except where specially authorized in Section 16.9 – Administration.
- 16.36 Use of Yards and Setbacks
- 16.360 Purpose and Intent – The purpose of using building setbacks is to promote streetscapes that are consistent with the desired character of the FBD. Active uses of setback areas

shall be permitted for pedestrian access, outdoor accessory uses, or to facilitate access to rear of the lot for parking and loading. No parking is allowed in the streetyard. Site plans shall demonstrate that the setback area accomplishes these objectives and creates an inviting environment for pedestrians.

- 16.361 Outdoor Activity Zones – Outdoor activities shall be allowed and encouraged where applicable as accessory uses to Retail Business and Consumer Service Uses within streetyard and sideyard areas on private lots. Outdoor dining areas shall be attractively designed and furnished to enhance the pedestrian environment. Outdoor dining areas may be extended onto the public sidewalk with a Special Permit from the Special Permit Granting Authority authorized to act under the applicable section of this bylaw where a minimum of six (6) feet of unobstructed passage remains for pedestrian use.
- 16.362 Outdoor Display – Outdoor display of products actively available for sale shall be permitted in association with any permitted nonresidential principal ground floor use in accordance with the following provisions:
1. Outdoor display shall occupy no more than 30% of the horizontal length of the building façade.
 2. Outdoor display shall only be located within the streetyard setback area.
 3. Outdoor display shall be removed and placed inside a fully-enclosed building at the end of each business day.
 4. Outdoor display shall not impair the ability of pedestrians to use the sidewalk.

16.37 Frontage Zones

- 16.370 Frontage Zones – Frontage Zones in the FBD as shown on the Amherst Official Zoning Map. Each Frontage Zone includes the contiguous land area along an existing or new street from the edge of the public right-of-way to a prescribed depth as defined in Section 3.3 Use Classification and Standards. Within the Frontage Zones specific uses are permitted on the ground floor. Other uses are permitted but only above the ground floor or beyond the prescribed depth (referred to as Ground Floor Limitations) as defined in Section 3.3.

- 16.371 Ground Floor Limitations (GFL) – FBD Frontage Zones may contain Ground Floor Limitations restricting certain uses from occupying the ground floor of a building in the portion of said building within a prescribed lot depth measured from the public right-of-way on a street. These uses may be located in the upper floors within the Frontage Zone and at ground level at more than the prescribed depth as defined in Section 3.3 Use Classification and Standards. Street entrances may be allowed to GFL uses. The Special Permit Granting Authority authorized to act under the applicable section of this bylaw may grant a Special Permit for GFL restricted uses under Section 16.9 – Administration.

- 16.38 Frontage Occupation – Frontage occupation is the percentage of the width of a lot that is required to be occupied by its building's primary façade. Article 6 – Dimensional Regulations – Table 3 provides minimum frontage occupation percentages for each building and site type.

- 16.380 Up to 50% of the width of the primary façade shall be counted as meeting the frontage percentage requirement even though it may be set back up to 10 feet further from the street than the primary façade's principal plane.
- 16.381 The location of the primary façade's principal plane is not changed by façade extensions such as bay windows, awnings, porches, balconies, stoops, colonnades, or arcades, or by upper stories that are set back further from the street.

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- 16.39 Table of Site and Building Dimensional Standards – Article 6 – Dimensional Regulations – Table 3 establishes the lot, bulk, height, and setback ranges and requirements for the FBD. The table provides dimensional requirements that apply to all designated building and site types.

FIGURE 16.3.1 - BUILDING AND SITE TYPES

*Civic Building and Site Type**Character Examples:*

The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

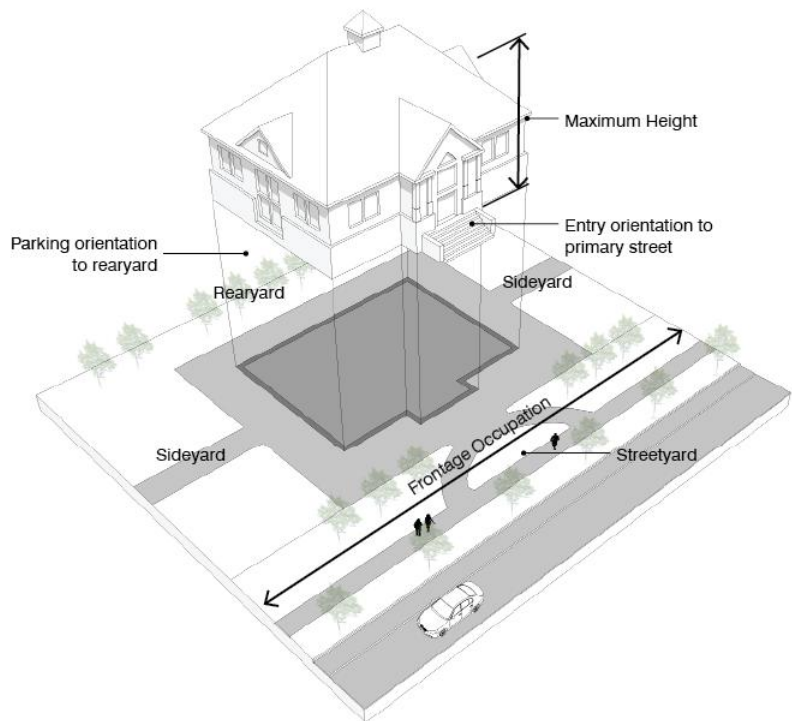


FIGURE 16.3.1 – BUILDING AND SITE TYPES

Commercial Building and Site Type

Character Examples:



The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

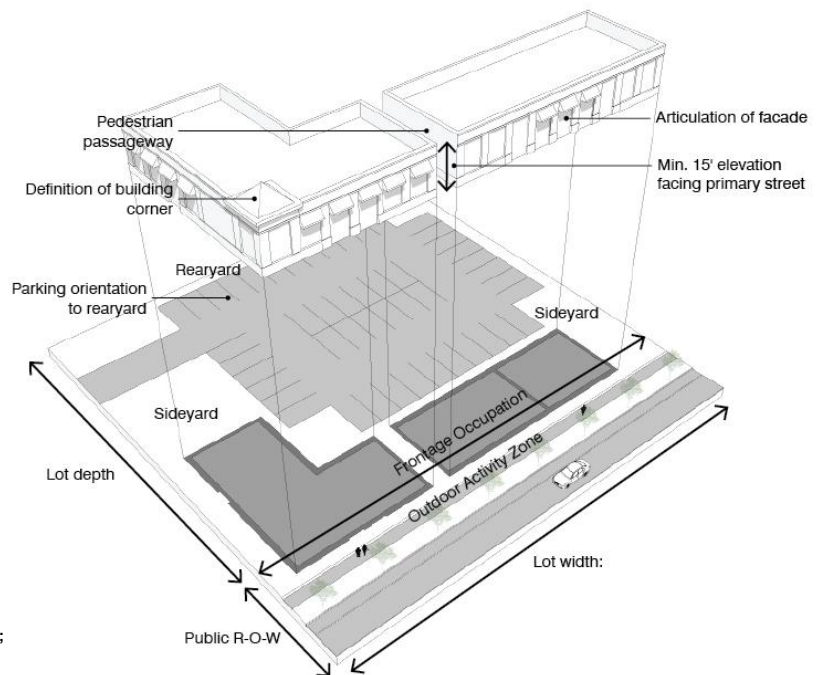


FIGURE 16.3.1 - BUILDING AND SITE TYPES

*Mixed Use Building and Site Type**Character Examples:*

The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

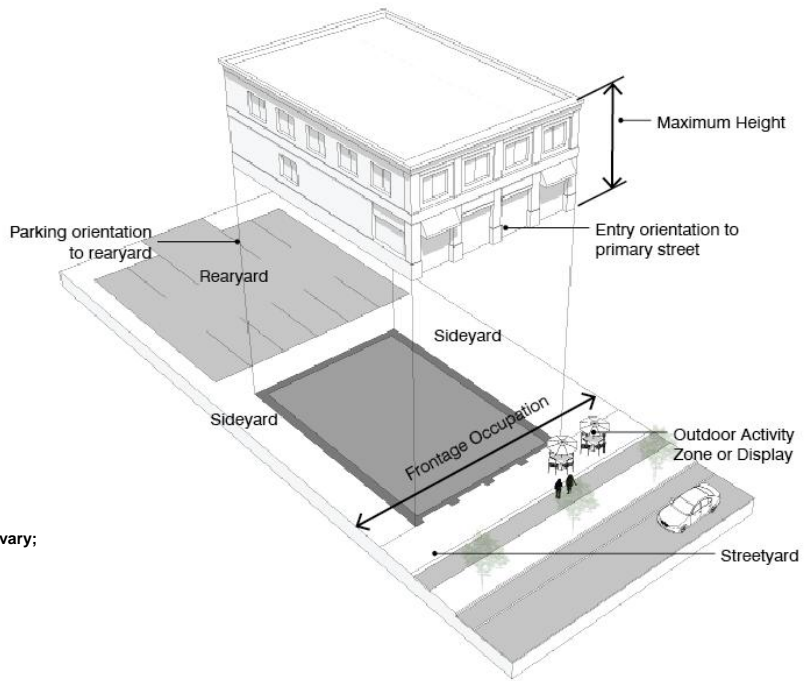


FIGURE 16.3.1 – BUILDING AND SITE TYPES*Multi-Family Residential Building and Site Type**Character Examples:*

The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

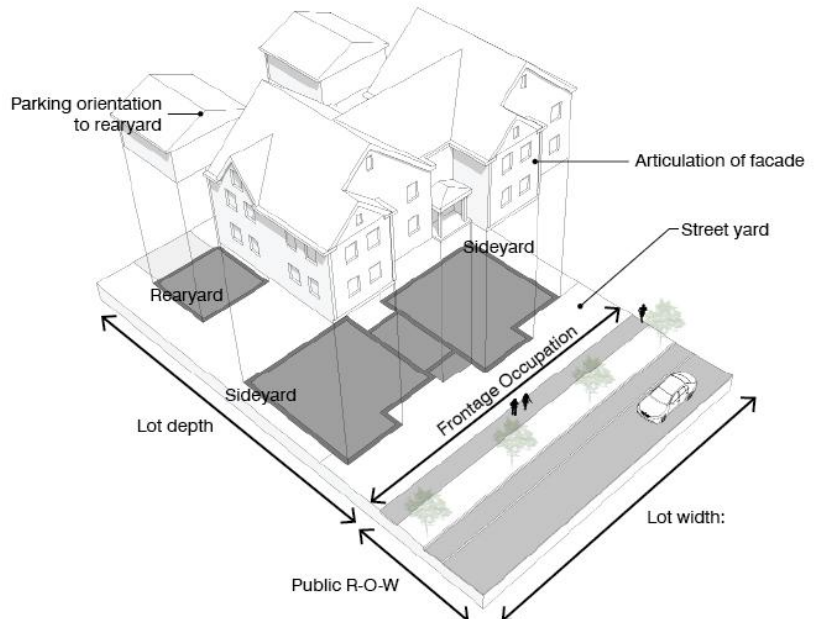


FIGURE 16.3.1 - BUILDING AND SITE TYPES

*Village Residential Building and Site Type**Character Examples:*

The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

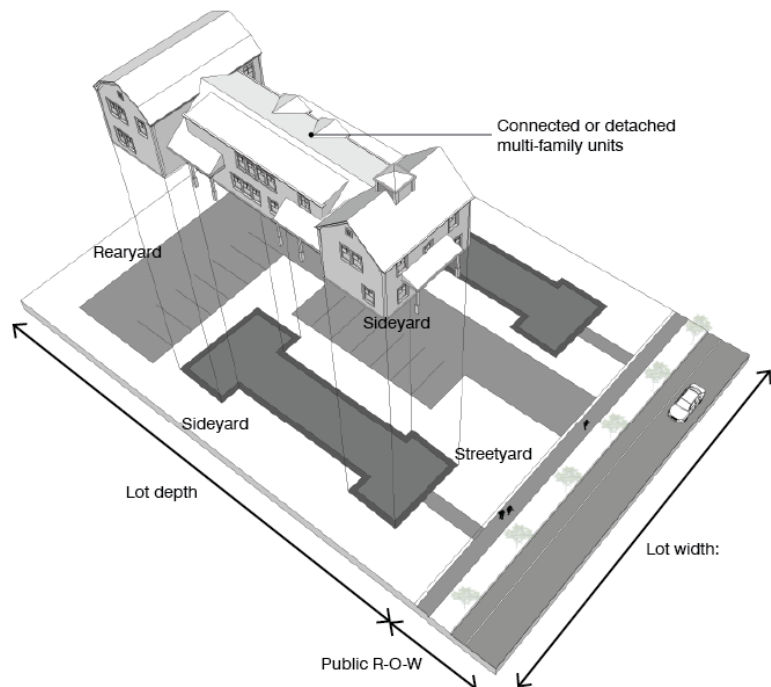




FIGURE 16.3.1 – BUILDING AND SITE TYPES*Live-Work Building and Site Type**Character Examples:*

The illustrations and photographs of Figure 16.3.1 represent possible solutions; exact conditions may vary; proposals shall meet the intent shown.

